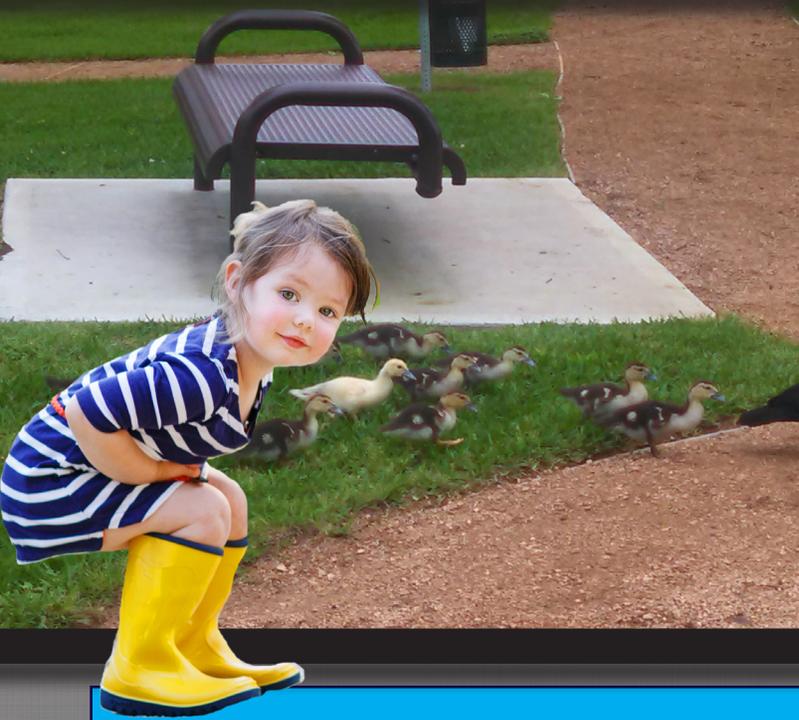




Southwyck MASTER

OFFICIAL COMMUNITY NEWSLETTER
WWW.SOUTHWYCKTEXAS.COM

VOLUME 1 | ISSUE 1 | JUNE 2015



DID YOU KNOW?

You can check your HOA account balance on line?
Go to www.fsresidential.com - you will need to create an account using your address.



The Assessment for your community association is due Semi-Annually. Due on January 1 and July 1 each year. If your payment is received after the 30th day of the month due, you will be charged a late fee of \$50.



Your semi-annual maintenance fee pays for such items as the maintenance of Southwyck Lake Park, Pocket Park, landscape and irrigation, maintenance/improvements for common areas and entrances as well as fence repair/replacement, and other administrative costs. FirstService Residential, under the guidance of the Board of Directors, ensures that these functions are carried out.



Letter from the President

Hello Southwyck Residents, already we are midway through 2015. When my wife and I moved in July 1987, Pearland was a small town and our entire community was called Southwyck. The many changes we have all seen in our little community have been numerous. As the monsoons of the last month have passed and the Southwyck Community Association was fortunate to only have some trees to trim and replace, our hope is that everyone is able to enjoy the many open recreation areas our association manages, such as the Southwyck Lake Park and Pocket Park at Morgan and Bentley, along with the pools and parks managed by our Sections 1 and 4 that are available to the respective sections homeowners.

This year we began the year with a number of improvements and changes to our association. First, we have 2 new faces on the board that should bring fresh ideas and outlook on managing our association. Lloyd Powell and Steve Bounds are those 2 new additions. We look forward to what each of them can bring to our community and management.

We also began the year with a number of improvements to the Southwyck Lake Park. We started by hiring Arbor Care to inspect and trim approximately 85 trees in the Southwyck Lake Park and Pocket Park on Morgan and Bentley as part of our hurricane preparedness and to have a professional look at the health of those trees. While we had to remove a couple of unhealthy trees, we also replaced them with additional trees.

The lake itself is on a rebound from past chemical treatments as the board agreed early this year to change our approach on the use of chemicals to treat pond weed in the lake. With this new approach we hope to see clear water and fish like we enjoyed in the past. Also, last year we worked with the Silverlake board to have them become a partner with us in the lake maintenance. With this new partnership, we are looking at also installing fountains in the lake. By adding fountains to our lake, we hope to help the lake itself with aeration to improve the appearance and productivity of the lake. Some of you original residents may remember when the lake had a fountain.

Additional shade sail installation is complete in the Lake Park as well as a new, relocated drinking fountain and foot washing station. Another doggie bag station was added to Southwyck Lake Park too along with several new park benches around the walking path as well. As the Southwyck Lake Park gets used more, the board is also looking at providing some more picnic tables in the near future so large groups using the park have a place for all of them to sit.

The LED lighting upgrade has been completed and the electrical savings will pay for the upgrades within 5 years. A new Rain Bird automated sprinkler system was installed at the end of last year to help us with our irrigation. The system is a convenient and efficient way to ensure our landscape gets the water it needs without over-or under-watering. It should also help conserve water as well. The water savings is also expected to pay for the system within 5 years.

As part of our perimeter responsibility we have installed new landscaping along Cullen Parkway. A number of years ago there were trees along the road that unfortunately had to be removed because of the power lines above that road and the trees themselves were considered trash trees and had a number of health issues with bug infestation and limb breakage.

This year we again participate with Silverlake in the 4th of July festivities and Breakfast with Santa. We are also in the process of creating an event committee to help us come up with activities that use our Southwyck Lake Park and help create a sense of community for our association and as a place for neighbors to meet neighbors during these social events. We also look forward to show casing our Southwyck Lake Park with this effort. It is such a great asset to our community and provides a place to gather and have fun.

And finally, after working with the City of Pearland for over 2 years, there is now street lighting along Fite Road. Former board member, Kurt Evenson championed making this something our community needed to have for safety reasons. The Southwyck Community Association thanks Kurt for his help in accomplishing getting us the new lights. Now as you travel down Fite to get to the ball field or east of us, we hope your trip home in the evening is better illuminated.

YOUR BOARD OF DIRECTORS & MANAGEMENT COMPANY	
SOUTHWYCK MASTER BOARD OF DIRECTORS: John J. Fisher President Helen Bilyeu Vice President Lloyd Powell Treasurer Steve Bounds Secretary	CONTACTS: Mike Winkler - Director, FSR Pearland email: Mike.Winkler@fsresidential.com Tami Smith - Community Manager email: Tami.smith@fsresidential.com Monica Bryant - Service Specialist email: monica.bryant@fsresidential.com
BOARD MEETINGS: 1st Thursday of the month @ 6:30 p.m. Location: Calvary Church 3302 County Road 89 • Pearland TX 77584	SECTION CONTACTS: Alex St. Julian - Section V email: alexa_st_julian@yahoo.com SCS Management - Section IV Phone: 713-463-1777
MANAGING AGENT -- FIRSTSERVICE RESIDENTIAL 12234 Shadow Creek Pkwy, Bldg 3, Suite 112 Pearland, TX 77584 PHONE: 713-332-4675	

BOARD VACANCY

Dear Southwyck Community Association property owner,

Are you looking to find ways to help your community? If so, then we are looking for you! We are currently looking for new members to join Southwyck Master Board of Directors. We are also looking for folks to be on our community events committee, please contact directors@southwycktexas.com. Please provide your name, phone number, email address and the section you live in if you know that. As a member, you will be part of a team that strives to work cohesively and efficiently together to help maintain our community.

A simplified explanation of what the Master is tasked to do, is we are charged with collecting assessments from the association and distributing those funds to the appropriate village associations and the Master. The Master takes care of common areas and structures within the Master's property. The Southwyck Lake Park, the Pocket Park on Northfork, and on the other side of the lake park, all entrances within the Southwyck Community Association and the perimeter fences along major roads would fall into the Master's care. The Master does not own nor maintain any of the swimming pools and parks tied to those pools. Those properties are owned and maintained by the individual village associations. The Master does not oversee architectural reviews or deed violations. Those are duties of the section boards as well.

For general knowledge, Section I covers the villages of Southglen and Emerald Pointe. There are 865 homes in this village with 2 parks and 1 pool. Section IV covers the villages of Huntington Park, Southfield Village, Edgewater Estates and Southmanor. There are 755 homes in this association with 1 park, 1 pool and 1 baseball/soccer field. Section V consists of Lakecrest Estates with 53 homes and a small landing on the east side of the Southwyck Lake Park. The entire Southwyck Community Association is made up of 1673 homes.

The Master board meets the first Thursday of the month to conduct business and generally last up to 2.5 hours. We invite you to come join us during the early part of the board meeting to watch and listen to us conduct normal business activities of the association. During the executive session we discuss sensitive legal issues and only board members are allowed to attend, so at that point, we will let you head on home. We hope that after seeing a board meeting, that you will be interested in helping us fill the vacant position and help us run the association's business affairs.

If you are interested in coming to our next board meeting and being considered for the vacant board position, please contact Tami Smith at tami.smith@fsresidential.com or 713-332-4675 for more information.

DID YOU KNOW?

It is your responsibility to notify the HOA if you, as a homeowner, choose to rent your home? Your forwarding address needs to be on record. You, the homeowner, has the right to vote and You, the homeowner are responsible for paying your assessments on time.

That your HOA assessments are not part of your escrow account? Numerous homeowners assume that the assessments are included by the bank but they are not.

That you can reserve the pavilion at the Southwyck Lake Park for events?

That the sand in the volleyball court and sandbox have been replenished for the summer?

KEEPING UP WITH THE CITY OF PEARLAND

MOBILE APP:

Connect2Pearland - application for smartphone users. Available for Apple iOS and Android devices. Application provides users the ability to report a variety of issues to the city of Pearland.



CITY OF PEARLAND

E-ALERTS :

pearlandtx.gov/i-want-to/helpful-links/e-alerts - The City of Pearland offers residents a number of ways to get connect to the information they want and need through recorded messages sent to your home or cell phones on a variety of situations such as severe weather, unexpected road closures, public hearings, evacuation of buildings or neighborhoods and so much more. Easy to follow instructions to stay informed.

PEARLAND POLICE

DEPARTMENT:

p2c.pearlandpd.com. On-line application which allows you to search Pearland Police records for events by location, name and date.



PEARLAND
BUJINKAN DOJO



Steve Bounds

5th Dan, Instructor

Traditional Japanese Ninjutsu & Aikido

2837 Miller Ranch Road, Suite 133
Pearland, TX 77584

Ph.281-636-2387
pearlandbujinkandojo.com

EVENT COMMITTEE – LOOKING FOR VOLUNTEERS

Southwyck Community Association has made some substantial upgrades to our Southwyck Lake Park so that we could consider hosting a number of events there. With that being said, we are looking for homeowner participation in organizing an Event Committee.

Members of the team will serve in an advisory capacity making recommendations to the Board of Directors concerning, planning, scheduling and implementing of events. Members of the Committee will help to build a sense of community by organizing fun, interesting events for the entire community so neighbors can meet and socialize with each other. Suggested events should cover something for everyone in our community and not just one specific age range.

The Committee is free to set their own meeting schedule so

they meet as often as reasonably necessary. The Committee is made up of a chair and other members who are appointed by the Board. A committee secretary should also be designated from within the group to take minutes of all meetings with action items that committee members have devoted themselves to accomplishing. Goal setting and timetables will need to be established to keep the Committee on task.

The Event Committee has a suggested membership of at least three people, but functions best with a much larger membership. The ideal situation is to have enough members that each can choose one or two events to be involved with during the year, rather than just a few people being involved with everything. The Committee Chair attends or submits reports of their meetings to the Board monthly by summarizing Committee recommendations and findings.

If you would like to be considered for the Events Committee, please send an email to directors@southwycktexas.com with:

- **Your name**
- **Address**
- **Contact information**
- **Comments on ways you feel you can be of assistance to the group**

We have many talented and imaginative homeowners and we would like to leverage your talents in coming up with some recommendations and assist in planning of events that our association would enjoy participating in at the Southwyck Lake Park over the year. Tami Smith, our Community Manager with FirstResidential Services and also be contacted, at 713-332-4691 with your information or questions you may have. We would like to have all submissions in by June 29th. A list of those who would like to volunteer would be emailed to the Board of Directors to review before their July 2nd board meeting. At that meeting the Board of Directors will make their recommendation and contact those chosen to be a part of our Event Committee.

Thanks again for your consideration in this matter.

HELP KEEP OUR PARK LOOKING BEAUTIFUL

Parents and individuals using the Southwyck Lake Park, Please remember that we all like to use a park that is free of trash. The board has purchased a number of trash cans and placed them at convenient locations for you to use. Please take a moment to toss your trash into one of these cans before you leave.

We have also purchased a new water fountain and foot washing station. Please do not allow your children to put sand in the water fountain as this causes the fountains to clog. We would hate to not have a park with a water fountain available. The foot washing station is near the sand box and is intended to help you clean the little ones up before you leave. Please help take care of our new equipment.

If you enjoy the use of Southwyck Lake Park, please do your part in keeping it clean and a pleasure for all to visit. Unsightly piles of trash in the sandbox, trash left on picnic tables and piles on newspapers blowing into the lake and the park is not how we want our park treated and it should not be how we show our children to treat it.

SOUTHWYCK LAKE PARK HAS GLADIATORS!!



Camp Gladiator started using Southwyck Lake Park last year as a location for their fitness program. Camp Gladiator requested and received permission to hold their camps at our park from the master board. It is a four week adult fitness program that promises a positive, motivating and challenging environment where men and women of all ages and fitness levels can push themselves. The number of adults from the area attending the camp has continued to grow. Beginning May 25, 2015 there will be two camps offered three days a week.



Signing up for the Camp Gladiator membership, entitles you to four weeks of unlimited sessions at multiple locations with a Certified Personal Trainer, a motivational community and training accountability. Workouts are NEVER canceled, rain or shine a trainer shows up, with a smile to help you reach your goals! (Most of the locations have a covered area.)

DID YOU KNOW? That you can pay your assessments early? Or even set up a monthly payment with your bank so that your account is not burdened all at once.

Camp Gladiator's mission is to positively impact the physical fitness and ultimately the lives of as many people as possible. Camp Gladiator can only be defined as a movement – a wave of positive, life-changing energy that sweeps through a community. Come try Camp Gladiator for a week for FREE. Campers should expect a total body workout including body weight and dumbbell strength exercises, cardio and much more. The group environment is great for accountability, competition, motivation and fun. Southwyck Lake Park Mon., Wed., Fri. – 5:15-6:15 AM

For more information go to www.campgladiator.com or contact Dustin Nitz 402-316-8162.



PEARLAND YOGA DECK



<p>Steve Bounds Certified Yoga Instructor</p>	<p>Faye Bounds CNM, FNP, Certified Pregnancy Exercise & Yoga Instructor</p>
<p>All ages & experience levels • Yoga and Pregnancy Exercise</p>	
<p>2837 Miller Ranch Road, Suite 133 Pearland, TX 77584</p>	<p>Ph.281-636-2387 pearlandyogadeck.com</p>

Support Southwyck Master ADVERTISE NOW

To advertise in this Official Publication of the community, call 713.331.0344 or email advertise@hoanewsmag.com for rates and requirements.

HOA NewsMag today at advertise@hoanewsmag.com for rates and requirements.

HOMEOWNER ASSOCIATION NEWSLETTER MAGAZINES

Official Community Magazines that Local Residents READ.

This Newsletter is funded in part by the Advertisers.








DID YOU KNOW?

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That the HOA has a payment plan that it can offer to you? If you find yourself in hard times, call FirstService Residential to set up a payment plan.

# American Red Cross preparedness guide for hurricane season

## What To Do Now

- ▶ Read this guide carefully.
- ▶ Decide where you plan to go if you are requested to evacuate. You may go to a hotel or motel, stay with friends or relatives in a safe location or go to a Red Cross shelter.
- ▶ Put together your disaster supplies kit as recommended in this guide.
- ▶ Plan for pets. Pets are not allowed in public shelters. If you need to make arrangements for your pet, contact your vet, local SPCA or Humane Society.

## When the Storm Approaches

- ▶ Listen for weather updates. Hurricanes are unpredictable, so remain informed.
- ▶ Have your car ready. Check gas, oil, water and maintenance.
- ▶ Check your emergency evacuation supplies.
- ▶ Board up or put storm shutters on windows. When windows break, homes are destroyed.
- ▶ Clear your yard of loose objects, bicycles, lawn furniture, trash cans, etc.
- ▶ Secure your boat. Remember that most drawbridges and swing bridges will be closed to all boat traffic after the evacuation order is issued.
- ▶ Leave swimming pools filled. Super-chlorinate the water and cover pump and filtration systems and intakes.



## If You Can Stay Home

- ▶ Obtain and mark clean containers for storing water. You should have a minimum of one gallon per person per day for seven days.
- ▶ Obtain a week's supply of non-perishable foods. Don't forget a non-electric can opener.
- ▶ Check your disaster supplies kit.
- ▶ Be a good friend. Offer your home as shelter to friends or relatives who live in vulnerable areas or mobile homes.
- ▶ Stay inside, away from windows.
- ▶ Wait for official word that the danger is over. Don't be fooled by the storm's calm eye.

## Lessons Learned From Past Hurricanes

- ▶ Remember that some areas of your state may have been asked to evacuate before yours, so even if you leave early, roads may be congested.
- ▶ If possible, you should know where you are going and how you plan to get there before you leave home.
- ▶ Using alternate routes may lessen your travel time. Know what alternate routes are viable before you leave.
- ▶ Leaving early will shorten your travel time. Leaving later may not allow you enough time to reach safe shelter.
- ▶ You will need a full tank of gas, and cash.



## Helping Children Cope With Disasters

- ▶ During a disaster, your family may have to leave your home and daily routine.
- ▶ As an adult, you'll need to cope with the disaster in a way that will help children avoid developing a permanent sense of loss.
- ▶ How you react to an emergency gives them clues on how to act. If you seem overcome with a sense of loss, a child may feel losses more strongly.
- ▶ Children's fears may also stem from their imagination, and you should take these feelings seriously. A child who feels afraid is afraid.
- ▶ When talking with your child, be sure to present a realistic picture that is both honest and manageable.



## How to Prepare for a Tornado

### What to listen for

**Tornado watch:** Tornadoes are possible in your area. Remain alert for approaching storms.

**Tornado warning:** A tornado has been sighted or indicated by weather radar. If a tornado warning is issued for your area and the sky becomes threatening, move to your pre-designated place of safety.

**Severe thunderstorm watch:** Severe thunderstorms are possible in your area.

**Severe thunderstorm warning:** Severe thunderstorms are occurring.

*continued* ➤

## Build Your Disaster Supplies Kit

### Water

- Store one gallon of water per person per day (two quarters for drinking, two quarts for food preparation/sanitation)
- Keep at least a three-day supply of water for each person in your household

### Food

- Ready-to-eat canned meats, fruits and vegetables
- Canned juices, milk, soup
- Staples: sugar, salt, pepper
- High-energy foods: peanut butter, jelly, crackers, granola bars, trail mix
- Vitamins
- Food for infants, elderly persons or persons on special diets
- Comfort/stress foods, cookies, hard candy, sweetened cereals, lollipops, instant coffee, tea bags

### Tools and supplies

- Mess kits, or paper cups, plates and plastic utensils
- Emergency preparedness manual
- Battery-operated radio and extra batteries
- Flashlight and extra batteries
- Cash or traveler's checks, change
- Non-electric can opener, utility knife
- Fire extinguisher: small canister, ABC type
- Tube tent
- Pliers
- Tape
- Compass
- Matches in a waterproof container
- Aluminum foil, plastic storage containers
- Signal flare
- Paper, pencil, needles, thread and medicine dropper
- Shut-off wrench (to turn off household gas and water)

- Whistle
- Plastic sheeting
- Map of area (for locating shelters)
- Fully charged cell phone and extra batteries

### Sanitation

- Toilet paper, towelettes, soap, liquid detergent, feminine supplies, personal hygiene items, plastic garbage bags, ties (for personal sanitation uses), plastic bucket with tight lid, disinfectant and household chlorine bleach

### Clothing and bedding

- Sturdy shoes or work boots and rain gear
- Hat and gloves, thermal underwear and sunglasses
- Blankets or sleeping bags

### Special items

#### For baby:

- Formula, diapers, bottles, powdered milk and medications

#### For adults:

- Heart and high-blood pressure medication, insulin, prescription drugs, denture needs, contact lenses and supplies, extra eyeglasses, entertainment games and books and important family documents

#### Keep these records in a waterproof, portable container:

- Will, insurance policies, contracts, deeds, stocks and bonds
- Passports, Social Security cards, immunization records
- Bank account numbers and companies, credit card account numbers and companies
- Inventory of valuable household goods, important telephone numbers
- Family records (birth, marriage, death certificates)

**Keep disaster checklist in your disaster supplies kit.**

**What you can do before the storm**

- ▶ Develop a plan for you and your family for home, work, school and when outdoors.
- ▶ Have frequent drills.
- ▶ Know your county and keep a highway map nearby to follow storm movement from weather bulletins.
- ▶ Have a NOAA weather radio with a warning alarm tone and battery backup to receive warnings.
- ▶ Listen to radio and television for information
- ▶ If planning a trip outdoors, listen to the latest forecasts and take necessary action if threatening weather is possible.

**If a warning is issued or if threatening weather approaches**

- ▶ In a home or building, move to a designated shelter.
- ▶ If an underground shelter is not available, move to an interior room or hallway on the lowest floor and get under a sturdy piece of furniture.
- ▶ Stay away from windows.
- ▶ Get out of automobiles.
- ▶ Do not try to outrun a tornado in your car.
- ▶ If caught outside or in a vehicle, lie flat in a ditch or depression.

**Tips on Flooding**

**Before the flood**

- ▶ Know the elevation of your property in relation to nearby streams and other waterways.
- ▶ Make plans of what you will do and where you will go in a flash-flood emergency.

**When a flash-flood watch is issued for your area**

- ▶ Listen to area radio and television stations and NOAA weather radio for possible flash-flood warnings and reports of flooding in progress from the National Weather Service and public safety agencies.
- ▶ Be prepared to evacuate at a moment's notice.
- ▶ If you are on a road, watch for flooding at highway dips, bridges and low area.
- ▶ Watch for signs (thunder, lightning) of distant heavy rainfall.

**When a flash-flood warning is issued for your area**

- ▶ Act quickly to save yourself and those who depend on you. You may have only seconds.
- ▶ Do not attempt to cross a flooding stream on foot where water is above your knees.
- ▶ If you are driving, don't try to drive through water of unknown depth. If your vehicle stalls, abandon it immediately and seek higher ground. Rapid rising water may sweep the vehicle away. Many deaths have been caused by attempts to move stalled vehicles.
- ▶ Keep children away from floodwaters near culverts and storm drains.
- ▶ Be especially cautious at night when it is harder to recognize flood danger.
- ▶ When you are out of immediate danger, tune in to area radio and television stations and NOAA weather radio for additional information.

**TURN AROUND - DON'T DROWN!**

**TOGETHERWE PREPARE**

The American Red Cross *Together We Prepare* campaign challenges individuals, businesses and communities to take responsibility for their safety and that of their families, homes and neighborhoods. By following five basic steps, we can all move toward greater safety. To find out more, visit [www.redcross.org](http://www.redcross.org).



**Make a plan**  
Design a family (home) disaster plan. Work with neighbors and co-workers to create community and workplace disaster plans.



**Build a kit**  
Assemble a disaster supplies kit, which contains items that you may need in an emergency.



**Get trained**  
Learn to save lives. The Red Cross offers classes year-round to individuals and businesses on first aid, CPR, defibrillator use and much more.



**Volunteer**  
Give of yourself. Sharing your time or money means that the Red Cross will be there to respond whenever needed.



**Give blood**  
Become a regular and frequent blood donor to ensure a blood supply that meets all needs, all of the time.

Annual July 4th  
**CELEBRATION AND PICNIC**

Get ready for the annual Silverlake/Southwyck Independence Day celebration. The event will be held Saturday, July 4th, 2015 from 11 AM to 2 PM. This event grows bigger and better each year. It provides a chance to meet your Silverlake and Southwyck neighbors and enjoy games, food and fun for the entire family.

Lots of children's activities will include the Moonwalk bouncer, Slip 'n' Slide, Giant super slide, Large funhouse, train rides, splash pad, and more. Traditional hot dogs, hamburgers, potato salad, baked beans, cotton candy, snow cones, pop corn, and soft drinks are on the menu so bring your appetite.

The annual Baking Contest will also be a part of the tradition with cash prizes for the winners in each of the four categories to include Cake, Cookies, Cupcakes and Brownies. Judging is based upon Creativity, Taste, Presentation and Appeal. Bring your entries to the clubhouse by 1 PM for the 2 PM judging and winners' announcement. See separate entry guidelines and print out your entry form from the Silverlake HOA website.

Please bring a non-perishable food item for donation to the Pearland Neighborhood Center food pantry.



# Southwyck MASTER

FIRSTSERVICE RESIDENTIAL, INC.  
12234 SHADOW CREEK PARKWAY  
SUITE 3112  
PEARLAND TEXAS 77584  
WWW.SOUTHWYCKTEXAS.COM

## DID YOU KNOW?

100% OF THE HOA DUES PAID FOR THESE UPGRADES

*The decorations in December allowed us to showcase the new Southwyck Lake Park monument sign and create a festive atmosphere for our community.*



Facelift  
for  
Southwyck  
Lake Park



*New drinking fountain has been installed by the playground.*



*New foot washing station has been installed by the playground.*

*New Shade Sails have been added to shade the playground structure.*

